

HANOVER PLANNING BOARD



JULY 24TH, 2006

MINUTES OF MEETING

At 6:45 P.M., the Chairman Peter Moll called to order the July 24, 2006 meeting of the Hanover Planning Board. Peter Moll, Rich Deluca, Brian Connolly, Maryann Brugnoli and Gary Hendershot were present. Associate member Bernie Campbell was also present. Steve Rusko was absent. Town Planner, Andrew Port was also present. The Board reviewed the minutes of the July 10th 2006 meeting. Maryann motioned to accept the July 10th minutes as amended. Rich seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

River Path Definitive Subdivision – PB06-15C

The Chairman opened the hearing at 7:50 p.m. Rick Grady from Grady Consulting and Phil Johnson, the developer were present. The Town Planner went over his comments and indicated that almost all of them had been addressed in the revised plans he had received. There was some discussion about where the walking trail on the property would end at the Water Street side of the property. Mr. Grady told the Board that they would need to get a permit from the Conservation Commission in order to cross over the wetlands with a trail. The trail currently extends onto Water Street through the lot at 428 Water Street. The Chairman asked the Town Planner to contact the property owner at 428 Water Street and ask them how they felt about the location of the trail on their property. The Town Planner then asked Mr. Johnson about his intentions regarding the donation of a portion of the land to the Town. Mr. Johnson told the Board that he was in contact with his lawyer to work out the details and that it was his intention to donate the land to the Town. Dave Nyman of ENSR had some concerns about the trees in the area of the proposed detention basin. He was concerned about the basin flooding and killing the trees. Mr. Grady said that they had a botanist look at the trees and would get a report from them soon. The Board discussed which conditions should be included in the decision. Maryann made a motion to close the hearing with 5 special conditions. Gary seconded the motion and it was so voted unanimously.

Cri-Tech - 85 Winter Street – PB06-21SP

The Chairman opened the continued hearing at 8:27 P.M. Peter then read an email from Doug Heald of Merrill Associates into the record. The Town Planner told the Board that the engineer had gotten all of information and changes into the revised plans. The only issue he had outstanding was the hours of operation and truck delivery schedule. They discussed these issues. Dave Nyman of ENSR indicated that the applicant's engineer had addressed the drainage concerns he had. He asked that the fabricated Stormwater device specs be added to the O&M plan. They discussed the issue of sight distance from the new entrance. Dave asked that the safety officer be asked to review the site. Andy told the Board that Jim Metevier had been out to the site and didn't have any concerns about the vegetation being a hindrance to the sight distance. Brian asked about the clearing at the front of the property and if there could be a cleared area that would allow pedestrians safer access past that section of the roadway. The Board then looked at photos of the front of the property and it was determined that there was sufficient area in front to allow pedestrian access and that the applicant would not have to clear or remove any fencing. The Board did discuss the fence that surrounds the property and suggested that at some point the applicant may want to replace it with something newer and possibly more attractive. The applicant indicated that they would look at that once they were done with their site improvements. Maryann made a motion to close the hearing. Rich seconded the motion and it was so voted 5-0.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Board reviewed and endorsed vouchers for the refund of consultant Review Funds for the following:

- Hanover Country Club LLC for Village Commons PRDS
- Elms Development Corp LLC for The Elms PRDS
- Domenic Mazzocco for 235-247 Hanover Street
- Martin E. Barnes for 101 Industrial Way
- Jacqueline Murtha for Blue Heron Way (formerly known as Madeline's Way)
- Swenson Granite Company LLC for 742 Washington Street
- Casa Development for Windward Lane
- Joseph Costa for Grampy's General Store at 148 King Street

Rich made a motion to endorse the vouchers and Brian seconded the motion. It was so voted unanimously.

Rich made a motion to have the Chairman endorse the decision for Auto Mart at 755 Washington Street. Brian seconded the motion and it was so voted unanimously.

Rich made the motion to record the decision for 88 Center Street Retreat Lot with the Town Clerk to begin the 20 day appeal period. Gary seconded the motion and it was so voted unanimously.

Maryann made a motion to reschedule the hearing for the Adult Amusement at 778-788 Washington Street at the applicant's request from August 21, 2006 to September 11, 2006. Gary seconded the motion and it was so voted unanimously.

The Board reviewed a request from Jay Smith of 526 Center Street to grant an extension for the start date and date for completion of all work to be done for the Retreat lot at 526 Center Street – PB04-4RL until July 10, 2008. Maryann motioned to grant the extension as requested. Peter seconded the motion and it was so voted unanimously.

OTHER BUSINESS

Dick Matthews, a property owner on Route 53, discussed the difficulties that some property owners are having on Route 53 due to the restrictive zoning bylaws in the Aquifer Protection District. The Board told Mr. Matthews that they were sympathetic to the situation and would be doing some research into the problem to see if there were any possible changes that could be made to make the zone work better for the business owners. The Town Planner will do some research and get some feedback from the other departments and Boards concerning this issue.

The Town Planner asked the Board to take a look at the landscaping at the Elms Development along Cushing Hill Road. The Board will get back to Andy with their comments.

Maryann made a motion to approve the revised Planning Department Fee Schedule dated July 13, 2006. Brian seconded the motion and it was so voted unanimously.

The Board was asked to grant a Limited Site Plan Review for 199 Winter Street. The Board asked the Town Planner to get more information from the applicant before they could make their decision.

The Board scheduled an informal meeting with Doug Heald of Merrill Associates to discuss a proposed Starbucks on Washington Street. The Board agreed to meet with him on September 11, 2006 at 7:15 p.m.

The Town Planner gave the Board some information pertaining to the revision of the Master Plan. He asked that they set aside some time at the beginning of each meeting to discuss the new Master Plan. They agreed to put it on the agenda at 6:45 for each meeting.

Dick Matthews commended the Board and the Town Planner on the new Town website and the use of email in the office. He indicated that it was helpful to him to have the information he needed easily available.

APPOINTMENTS

The Board met with the developers from the Berkshire Estates Subdivision off of Union Street to discuss the trees that were cleared on the site. There were several calls to the Planning Department from residents that were concerned with the amount of trees that were cleared from the lot. The Town Planner went out and discovered that the developer had removed two trees which were designated as not to be removed at the Scenic Roads hearing for Berkshire Estates. The Town Planner had issued a cease and desist order until the issue could be sorted out. The developer explained to the Board that there was some miscommunication between the developer and the contractor who actually removed the trees and they were sorry for the confusion. They offered to replace the trees that were removed. The tree warden, Kurt McLean, said that he have liked to have seen the trees just prior to their removal and he told the Board that it is possible to plant larger caliper trees similar to the ones that were removed. He felt that the developer should be held responsible and should be required to replace them. Mike Stevens from Atlantic Development said that they would certainly work with the DPW to replace the trees to everyone's satisfaction. The Town Planner suggested that the developer come up with a plan to show the caliper, species and location of the new trees before the Board's next hearing. He also suggested that the developer put up a bond to insure that the trees are replaced and that the lots would not be released by the Planning Board until the trees are replaced. Maryann expressed her disappointment that the developer clear cut so much of the property and agreed that a bond should be required. Cathy Beaupre of Union Street asked the Board how the decision was made as to which trees are cut down. The Board explained that there was a Scenic Roads hearing and the Tree Warden had determined which trees could be removed and which were to remain. Dan Pallotta of Old Forge Road commented that the Board was rewarding the developer by only having them replace the trees that were removed and suggested that they be required to replace more trees than were removed. The developer was agreeable to that suggestion. Gene Beaupre of Union Street was concerned with the traffic safety on that section of the road. He felt that the removal of the trees was allowing the traffic to move even faster than it had been previously. Joe Dwyer, an abutter on Union Street expressed some concern about the glare of headlights on his property once the road is established. The developer has agreed to work with Mr. Dwyer to reduce the glare and possibly install some screening. The developer has indicated that he will work with the Board and the DPW to replace the trees to their satisfaction.

Maryann motioned to adjourn at 9:30 p.m. Rich seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:30 p.m.

Respectfully Submitted,
Margaret Hoffman
PLANNING BOARD SECRETARY

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